

Legal Description Sunrise -11 Florence

A certain parcel of land, comprising of multiple lots, situated west of Florence Street and South of Boylston Street (Route 9) in the City of Newton, in the County of Middlesex and the Commonwealth of Massachusetts bounded and described as follows:

Beginning at a point of curvature on the westerly sideline of Florence Street, being monumented by a stone bound, thence

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| S 51°53'03" E | a distance of One Hundred Sixty One and Forty Eight Hundredths feet (161.48') by said sideline of Florence Street to a point; thence |
| S 15°35'23" W | a distance of Two Hundred Forty One and Seventy Four Hundredths feet (241.74') by land now or formerly Man Sumluk to a point; thence |
| S 66°18'03" W | a distance of Sixty Nine and Thirty Two Hundredths feet (69.32') by land now or formerly 17-19 Tanglewood Condominium & 23-25 Tanglewood Condominium to a point; thence |
| S 40°03'53" W | a distance of Forty Seven and Sixty Nine Hundredths feet (47.69') by land now or formerly 23-25 Tanglewood Condominium & 27-29 Tanglewood Condominium to a point; thence |
| S 61°20'53" W | a distance of Seventy One and Thirteen Hundredths feet (71.13') by land now or formerly 27-29 Tanglewood Condominium & 35 Tanglewood Condominium to a point; thence |
| N 71°15'07" W | a distance of Sixty Four and Thirty Five Hundredths feet (64.35') by land now or formerly 35 Tanglewood Condominium to a point; thence |
| N 12°37'11" E | a distance of Three Hundred Four and Ninety Six Hundredths feet (304.96') to a point; thence |
| N 10°49'12" E | a distance of Eighty One and Sixty Six Hundredths feet (81.66') to a point; thence |
| N 79°55'02" W | a distance of Seventy Six and Twenty Four Hundredths feet (76.24') to a point; thence |
| S 16°13'58" W | a distance of Three and No Hundredths feet (3.00') to a point; thence |
| N 67°37'02" W | a distance of Fourteen and No Hundredths feet (14.00') to a point; thence |
| N 79°55'02" W | a distance of Eleven and No Hundredths feet (11.00') to a point, the last six (6) courses by land now or formerly Residences of Chestnut Hill; thence |
| N 10°43'58" E | a distance of Fifty and One Hundredths feet (50.01') to a point; thence |

Northeasterly and curving to the right along the arc of a curve having a radius of Twenty and Nineteen Hundredths feet (20.19'), a length of Twenty Five and Eighty One Hundredths feet (25.81') the last two (2) courses by the easterly sideline of Gasbarri Avenue to a point; thence

N 83°57'58" E a distance of Nineteen and Twelve Hundredths feet (19.12') by the southerly sideline of Boylston Street (Route 9) to a point; thence

Easterly and curving to the right along the arc of a curve having a radius of Eighty Nine and Thirty Five Hundredths feet (89.35'), a length of Thirty Nine and Fifty Nine Hundredths feet (39.59') and a chord length of Thirty Nine and Twenty Seven Hundredths feet (39.27') with a chord bearing of S 83°22'37" E to a point; thence

Southeasterly and curving to the right along the arc of a curve having a radius of Three Hundred Five and Fifty Hundredths feet (305.50'), a length of One Hundred and Eighty Seven Hundredths feet (100.87') and a chord length of One Hundred and Forty One Hundredths feet (100.41') with a chord bearing of S 61°20'35" E to the point of beginning, the last two (2) courses by the westerly sideline of Florence Street.

Said parcel contains 82,946 square feet or 1.904 acres more or less.